



Town of Reading
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FOR
Laura Gemme

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**READING TOWN MEETING
MOTION TO AMEND FORM**

Please print legibly and print exactly as you would like to present the amendment. This will become part of the permanent record of this Town Meeting and must be submitted to the Town Clerk.

Article Number: 15 Motion Number: _____ Date: 5/2/22

I, Angela Binda of Precinct 5 do hereby move that;

2 pages - attached
proposed changes to

10.5.2

10.5.12.2

10.5.9

Signature: Angela F Binda

Town Clerk: _____

Seconded: _____ Adopted as Presented: _____

Amended: _____ Adopted as Amended: _____

Proposed Changes to Section 10.5.2 (should be placed in alphabetical order within the definitions)

*Open Space: ~~Civic Space, Green Space, and/or Private Amenity Space as defined below:~~ **Public or privately owned land areas unobstructed to the sky that are not occupied by buildings, structures, parking areas, streets, or alleys. Open space shall be permitted to be devoted to landscaping, preservation of natural features, patios and recreational areas and facilities.***

Civic Space: Portions of a private lot or building that are dedicated to civic use including but not limited to: sidewalks, pathways, alleyways, seating areas, benches, places to gather, etc. which may include streetscape features, water features, decorative surface treatments (i.e., pavers, cobblestone, etc.) and public art, and which could include Green Space as defined below, if open to the public.

*Green Space: Portions of a private lot or building **that are partly or completely covered in grass, trees, shrubs, or other vegetation,** including but not limited to: landscaping, plantings, natural features, parks, gardens, living walls, green roofs, trails, pathways, recreational uses, etc. whether connected to or visible from the sidewalk, accessible to the public, provided as private, or provided as a Private Amenity Space to building occupants.*

*Private Amenity Space: **Areas or features of a private building for use by residents or commercial tenants,** Green Space, balconies, terraces, courtyards, and other open-air spaces that are available as private amenities only to the residential or commercial tenants within the development.*

Proposed change to 10.5.9

10.5.9 Open Space, **Civic, Green, and Private Amenity Space**, and Recreational Areas *Design*

Proposed changes to 10.5.12.1

Tier 1: 21-25 units per acre

Tier 1 requirements are as follows (provide at least one):

a. ~~Open Space~~ **Desired Space: Open Space provided at-grade as well as Civic Space, or Green Space or Private Amenity Space for tenants; or**

*****10% of lot area?? Provided on site??**

Tier 2: 26-40 units per acre

Tier 2 requirements are as follows (provide at least one additional from a category not chosen under Tier 1):

1. ~~Open Space~~ Desired Space: ~~Open Space~~s Shall be provided:

- i. on-site, comprising 10% of the lot area; at least 50%**

~~of which is provided at grade and is publicly accessible~~ Open Space, and the rest may be Civic Space, Green Space, and/or Private Amenity Space. ~~provided at grade and is publicly~~

~~accessible; or~~

- ~~ii. indirectly, as a Payment In Lieu of providing~~ Open**

Space Desired Space as required above, into a fund established by the Town of Reading for the acquisition of land for open space purposes and/or the creation or improvement of pathways, trails and other open space amenities, at a rate of \$75 (in 2022 dollars indexed to inflation), per square foot of offset open space.

Tier 3: 41 to 65 units per acre

Tier 3 requirements are as follows (provide at least one additional from a category not chosen under Tier 1 or Tier 2):

1. ~~Open Space~~: Desired ~~Open S~~ Space shall be provided:

- i. on-site, in a total amount equivalent to 15% of the**

lot area, at least 50% of which is ~~provided at grade~~

~~and is publicly accessible~~ Open Space and no more than 50% may be Civic Space, Green Space or Private Amenity Space; or

- ~~ii. indirectly, as a Payment In Lieu of providing~~ Open**

Space Desired Space as required above, into a fund established by the Town of Reading for the acquisition of land for open space purposes and/or the creation or improvement of pathways, trails and other open space amenities, at a rate of \$75 (in 2022 dollars indexed to inflation), per square foot of offset ~~open~~ desirable space.